



**Alex Soules**  
**Realtor**  
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#### Contract and Title Information

- **Seller:** Vu Danh & Samantha Bonilla Diaz
- **Property:** 5109 Dartmoor Ridge Trail, Houston Texas 77066
- **Earnest Money:** 1%
- **Preferred Title Company:** (Contact Listing agent for information)
- **Exclusions:** None
- **Non-Realty Addendum:** None
- **Forms to include with the offer:**
  - One to Four Family Residential Contract (Fill out Client contact info for Title Company's use)
  - HOA addendum signed
  - MUD Addendum signed
  - Third Party Financing Addendum (excluded for cash sale)
  - Seller disclosure notice
  - Disclosure of Relationship with Residential Service Company
  - Lead – Based paint and Lead Based Paint Hazards addendum (If applicable)
  - Information about Special Flood Hazard Areas (if applicable)
  - If **Third Party Financing Required:** Up to date pre-qualification Letter
  - If **Cash Offer** - Copy of Bank Statement, Letter from a 1031 Exchange as proof of funds
- **Termination Option:**
  - Option Fee: \$150
  - Option Period: 7 days maximum
  - Option Payable to seller listed above

#### Information about Seller's Agent:

**Agent:** Alejandro Soules-Lara Lic Num: **653475**  
**Broker:** ExP Realty, LLC Lic Num: **603392**  
**Address:** 9600 Great Hills Trail #150w, Austin, Texas 78759  
**Supervisor:** Rick Tankersley Lic Num: **581016**

#### Notes for Buyer's Agents:

1. Seller **will select** the **Highest and Best Offer**
2. Seller **won't contribute** to any difference between appraisal opinion and bidding price., so make sure your clients have the financial means to cover fort any potential difference, if any.
3. Seller **won't pay** or contribute any amount towards buyer's closing costs.
4. Due to home is only 5.5 years old (built in 2015)
  - a. Seller **won't pay** for Home Warranty
  - b. Seller **won't pay** for repairs, the only issues with the home are wear and tear., you are welcome to perform an inspection.

Please Copy on all correspondence

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